



June 11, 2019

**SECOND TUESDAY WORK SESSION  
TOWN OF DAVIDSON BOARD OF COMMISSIONERS**

The Town of Davidson Board of Commissioners held its regularly scheduled meeting on Tuesday, June 11, 2019 in the Town Hall Board Room. Present were Mayor Rusty Knox and Commissioners Jane Campbell, Matthew Fort, Jim Fuller, and David Sitton. Commissioner Autumn Rierson-Michael was present by phone. Town Manager Jamie Justice, Assistant Town Manager Karen Whichard, Economic Development Manager Kim Fleming, Finance Director Pieter Swart, Fire Chief Bo Fitzgerald, Human Resources Director Megan White, Parks and Recreation Director Kathryn Spatz, Planning Director Jason Burdette, Police Chief Penny Dunn, Special Projects Manager Dawn Blobaum, Town Attorney Cindy Reid and Town Clerk Betsy Shores were also present.

- **CALL TO ORDER**

Mayor Knox called the meeting to order at 5:03 p.m.

- **CLOSED SESSION**

*Commissioner Campbell made a motion to move to closed session per NCGS §143-318.11. (a) (9) – Mecklenburg County Emergency Operations Plan and NCGS § 143.318.11(a)(3) Consult with Attorney. The motion passed unanimously (4-0). Commissioner Rierson-Michael joined by phone in the closed session.*

*At 6:00pm, Commissioner Campbell made a motion to return to open session. The motion passed unanimously (5-0).*

- **ANNOUNCEMENTS**

Town Clerk Betsy Shores read the following announcements:

Due to the weather this past weekend, Band of Oz was rescheduled from Sunday, June 9 to Sunday, June 16. The music starts at 6:00pm and more information is online at [www.concertsonthegreen.com](http://www.concertsonthegreen.com)

Join the Davidson Police Department for “Cone with a Cop” on Saturday, June 22 from 11:00 a.m. to 12:30 p.m. at Whit’s Frozen Custard located at 428 S. Main Street to talk about safety. A complimentary frozen custard will be provided to elementary school aged children.

The Police Department is also starting a new program for residents called Dog Walker Watch. Dog Walker Watch encourages neighbors to assist local enforcement by acting as extra eyes and ears while out walking their dogs. The program enhances the partnership between police and the community while

providing resources for neighbors to be more aware of their surroundings and how to effectively observe and report suspicious activity.

The first training session of the Dog Walker Watch will be held on Thursday, July 11, at 6:30 p.m. here in the Town Hall Board Room. It is open to the first twenty-five (25) Davidson residents who register. Please email Officer Kanita Boone at [kboone@townofdavidson.org](mailto:kboone@townofdavidson.org) with your name, contact number, neighborhood, and address. More information can be found under the Police Department page on the Town Website.

On July 4th, the Town of Davidson will celebrate Independence Day! Please join us at 251 South Street at 5:15 p.m. to walk down to the town green to for the concert, featuring the Da Throwback Band. The concert will begin at 6:00 p.m. Show your patriotic spirit by decorating your bike, scooter, and wagon in red, white and blue!

Mayor Knox read a proclamation for National Police Week from May 12-18, 2019 and recognized Chief Dunn and the Davidson Police Department.

Town Manager Justice announced the retirement of Special Projects Manager Dawn Blobaum. After 20 years of service with the Town of Davidson, Dawn is retiring this month. As the former Assistant Town Manager, we commend Dawn for all she has done for the Davidson community and thank her for years of service.

Mayor Knox read a proclamation for Pride Month 2019.

- **CHANGES TO THE AGENDA**

No changes to the agenda.

- **DISCUSSION**

(a) Planning Director Jason Burdette and **Lake Forest Church** representative Bill Worsley reviewed the proposed **Conditional Planning Area Map Amendment** for +/- 3.9 acres currently zoned Village Edge and Village Infill Planning Areas (Parcel IDs: 00324111, 00324107, & 00324170). The Davidson Planning Ordinance (DPO) allows the Conditional Planning Area as an option for developers/property owners to ask for exceptions from the ordinance in a manner that is mutually agreeable to the developer and the Town of Davidson. The applicant received feedback from the board and will continue through the application process.

(b) Planning Director Jason Burdette, Senior Planner Trey Akers, and Planning Board Ordinance Committee Members Dave Cable and Ellen Donaldson presented the **draft text amendments to Davidson Planning Ordinance Section 9: Trees**. The discussion included completed sections, a comparison of the current ordinance and proposed ordinance, remaining work, and next steps. The board will be presented with another update during the July 9 work session.

(c) Affordable Housing Manager/Town Attorney Cindy Reid and Matt Gallagher with Blue Heel Development presented a **proposed affordable housing recommendation for Summers Walk Phase 6**.

Currently builders and developers have the option to pay a fee in lieu of building the Affordable Housing units. The Davidson Board of Commissioners, Planning Board, Affordable Housing Steering Committee, and numerous citizens have indicated a strong preference for homes being built rather than a payment in lieu. Blue Heel Development's proposal is to build 3 homes, exactly like the market rate version, to sell at a discounted rate to income qualified households. The homes will be added to Davidson Housing Coalition's land trust in partnership with the Town of Davidson.

***Commissioner Fort made a motion to approve the recommended model as presented and to move forward with the proposal. The motion passed unanimously (5-0).***

(d) Special Projects Manager Dawn Blobaum, Brent Green of Creech and Associates, Andy Aldridge of Edifice, Inc and Steve Blashfield of Glavé & Holmes Architecture presented an **updated conceptual design and preliminary pricing of Phase I and II of the public facilities project**. The board discussed the three different options presented and to initiate the GO Bond referendum process at \$14 million.

***Commissioner Rierson-Michael made a motion to approve Resolution 2019-27 Authorizing the Application to the Local Government Commission for Approval to the Town's Proposed General Obligation Bonds and to submit such application to the Local Government Commission; Resolution 2019-28 Making Certain Statements of Fact Concerning the Proposed Bond Issue; and Resolution 2019-29 Directing the Publication of the Notice of Intention to Apply to the Local Government Commission for Approval of Bonds. The motion passed (4-1), with Commissioners Campbell, Fort, Fuller, and Rierson-Michael voting yes and Commissioner Sitton voting no.***

(e) Town Manager Justice and Senior Planner Travis Johnson presented the proposed **I-77 Peak-Period Shoulder Lanes** plan, funding, and schedule for Charlotte Regional Transportation Planning Organization (CRTPO) coordination. The proposed plan includes usage of the outside shoulder lanes during peak travel periods. This project has also been recommended by the I-77 Local Advisory Group that has been convened of municipal representatives along the corridor by NCDOT to recommend improvements to the I-77 Express Lanes project. At the June 25 meeting, the board will consider directing Commissioner Campbell to vote in support of the I-77 Peak Period Shoulder Lanes at the July CRTPO meeting.

(f) Finance Director Piet Swart and **Town Manager Justice** discussed the proposed FY2020 budget with the board. The **recommended** FY2020 Budget was \$12.7 million in revenues and expenditures. The **recommended** tax rate was set at \$0.29 per \$100 of assessed value.

***Commissioner Campbell made a motion to approve Ordinance 2019-02 FY2020 Budget and the fee schedule as presented. The motion passed (3-2) Commissioners Campbell, Rierson-Michael, and Sitton voting yes and Commissioners Fort and Fuller voting no.***

(g) During **Miscellaneous/Open Discussion**, Town Manager Justice reviewed the topics discussed at the June 6 Quarterly Q&A Session held at Davidson Presbyterian Church. The board would like to see the proposed Veteran's Monument project accelerated.

- **ADJOURN**

***Commissioner Fuller made a motion to adjourn. The motion passed unanimously (5-0).***

The meeting adjourned at 9:47p.m.

**Attest:**

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Elizabeth K. Shores  
Town Clerk

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Rusty Knox  
Mayor

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